

A Regular Meeting of the Planning Board of the Town of Lancaster, Erie County, New York was held at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York, on the third day of September 2003, at 7:30P.M, and there were present:

PRESENT: Stanley J. Keysa, Chairman  
Rebecca Anderson, Member  
John P. Gober, Member  
Lawrence Korzeniewski, Member  
Michael Myszka, Member  
Steven Socha, Member  
Melvin Szymanski, Member

EXCUSED: None

ALSO PRESENT:

Town Board Members: Donna G. Stempniak

Other Elected Officials: None

Town Staff: Robert Labenski, Town Engineer  
George Pease, Asst. Building & Zoning Inspector  
Richard J. Sherwood, Town Attorney  
Mary Nowak, Recording Secretary

Meeting #17  
September 3, 2003

Planning Board Members: Stanley J. Keysa, Chairman  
Rebecca Anderson  
John P. Gober  
Lawrence Korzeniewski  
Michael Myszka  
Steven Socha  
Melvin Szymanski

Town Board Members: Robert H. Giza  
Mark A. Montour  
Ronald Ruffino, Sr.  
Donna G. Stempniak  
Richard D. Zarbo

Town Engineer: Robert Labenski

Town Attorney: Richard J. Sherwood

Building & Zoning Inspector: Jeffrey H. Simme

Gentlemen/Ladies:

Enclosed is a draft copy of the minutes of a meeting of the Planning Board of Lancaster which was held September 3, 2003. Please review it for errors and completeness. These minutes will not become final until approved at a subsequent Planning Board meeting, and may be amended before approval.

Sincerely yours,

Stanley J. Keysa,  
Planning Board Chairman

SJK:mn

Meeting called to order by Chair Keysa at 7:32 PM. Motion was made by Rebecca Anderson to approve the minutes from the August 20, 2003 Planning Board Meeting with the following corrections:

SITE PLAN REVIEW/EASTPORT COMMERCE CENTER-BUILDINGS A & H -Fifth sentence should read: Mr. Cook told the Planning Board that three sides of each of the buildings will be constructed with a 10' base consisting of mostly split-face concrete masonry block with smooth-face block accents. Seventh sentence should read: Each building will have a minimum of four front double tenant entrances and a minimum of three rear double overhead doors for dock access. Tenth sentence should read: All trucks will enter the shared dockyard via separate driveway access from both Eastport Drive and Eastport Crossing.

SITE PLAN REVIEW/CAR QUEST DISTRIBUTION FACILITY - Ninth sentence should read: The height of the warehouse walls will be 30'-8" with 19 loading docks at the rear of the building.

Motion seconded by Michael Myszka and unanimously carried.

## **COMMUNICATIONS:**

## **ACTION ITEMS -**

**SITE PLAN REVIEW - PROPOSED ADDITION FOR JIFFY TITE, 4437 WALDEN AVE., 24,000 SQ. FT. PROJECT NO. 0803. CONTACT PERSON: CHRISTOPHER STRENG**

Although there was no representative present from Jiffy Tite, the Planning Board reviewed the site plan for the proposed 25, 500 sq. ft. addition to the rear of the existing building. There was no landscape plan provided with the site plan. Since the addition will not be visible from the street, the Planning Board decided that a landscape plan was not necessary. Town Engineer Robert Labenski told the Planning Board that the existing stormwater ponds will be used for drainage.

## **DETERMINATION**

Based on the information provided to the Planning Board, Melvin Szymanski made a motion to recommend approval of the site plan to the Town Board. Motion was seconded by Rebecca Anderson and unanimously carried.

At 8:10 PM a motion was made by John Gober to adjourn the meeting. The motion was seconded by Rebecca Anderson and unanimously carried.



